

**Agenda No.:** 5  
**Revised Site Plan:** SEC of FM 423 and Old Newman Road Addition, Lots 1 - 14 (SPFP08-0055)  
**Owner(s):** Newman/423, LLC; SCMC and 423 Storage LP; Frisco Stonebrook, LLC; NEC Stonebrook/423, LLC; and 2275HT Investments, LTD.

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**DESCRIPTION:**

A retail/restaurant building and eight office/medical office buildings on two lots on 8.4± acres on the SEC of FM 423 and Old Newman Road. Zoned Commercial-1. Neighborhood #42. JE

**REMARKS:**

**Reason for Revision:** The revised site plan removes Lots 2, 3, and 4 from the site plan as those lots are not ready to be developed.  
**Access:** Access is provided from FM 423 and Old Newman Road.  
**Cross access:** Cross access is provided throughout the development.  
**Parking:** Parking is adequate.  
**Screening:** A six foot masonry screening wall and trees will be provided adjacent to the residential zoned property to the east.  
**Tree Preservation:** There are no protected trees on this property.  
**Landscape Plan:** A landscape plan has been submitted for staff review.  
**Open space:** Open space is adequate.  
**Façade Plan:** A façade plan for Lots 1 and 14 has been approved with the previously approved project.  
**Additional Information:** The site plan conforms to the Preliminary Site Plan approved by the Commission on July 24, 2007.

**RECOMMENDATION:**

Recommended for approval subject to staff approval of the landscape plans.